

ORDINANCE NO. 18-803

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF
CLARKSVILLE, ARKANSAS:

WHEREAS, the City Council of the City of Clarksville is desirous of amending and updating the City's Zoning Ordinance; and,

WHEREAS, said changes are necessary to promote uniform zoning throughout the City; and

WHEREAS, a public hearing was held by the Clarksville Planning Commission on April 26, 2018, to take comments on possible code amendments and the Planning Commission voted on April 26, 2018, to recommend the City Council adopt these changes.

NOW, THEREFORE, be it ordained by the City Council of the City of Clarksville, Arkansas:

SECTION 1: The Zoning Ordinance of the City of Clarksville is hereby amended as follows:

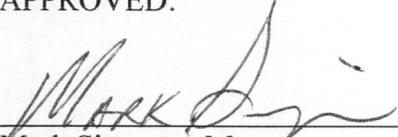
See Attached Exhibit "A"

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance being necessary for the public peace, health and safety of the citizens of Clarksville, Arkansas, an emergency is declared and this Ordinance shall become effective immediately upon its passage and approval.

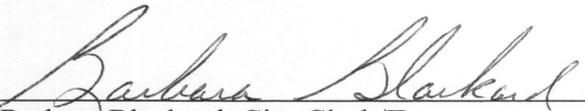
Passed this 14th day of May, 2018.

APPROVED:



Mark Simpson, Mayor

ATTEST:



Barbara Blackard, City Clerk/Treasurer

Exhibit "A"

6.3.1 Commercial Driveways:

All areas used for parking, drives, sales, loading and unloading of any type, and for use by the general public or employees shall meet or exceed the following: paved with a two inch asphalt surface over a six inch compacted sub-base, or a six inch reinforced concrete surface over a compacted subbase.

Areas used for storage, display, and maneuvering may be graveled.

Commercial Driveways, used only by non-commercial vehicles, to access storage *buildings* by company personnel, and not used by the public in any way, shall meet commercial driveway turnout requirements listed below:

Commercial Driveway Turnouts: The portion of the drive between the edge of the *street* and the *street* right of way line shall be constructed with a minimum of 6 inch reinforced concrete on a stable compacted sub-base

Mini-Storage: Required parking areas, maneuvering, and or driveways for mini storage shall meet hard surface requirements exclusive of areas behind the minimum front yard or exterior yard. If a primary structure is placed behind the required minimum front yard/exterior yard, paving shall be extended to façade wall of any primary structure that is facing and/or parallel to the front yard/exterior yard.

Exhibit "A"

3.6.4 Site and Development Standards: The following regulations apply to development and redevelopment in the overlay district. Conformance to ALL of these standards shall be triggered by construction of a new *building* of more than 500 square feet in gross floor area or an addition to an existing *structure* of greater than one-third (1/3) the *structure's* existing size.

Exterior building modifications with a cost greater than \$10,000 and requiring a building permit shall trigger the *building façade* requirements of item 3.

1) Prohibited Uses: The permitted and special permit uses of the underlying *zoning district* for a property shall constitute the permitted uses for a property, except that the following uses shall not be permitted in any zone within the overlay district:

TABLE OF PROHIBITED USES
Manufactured Homes
Manufactured Homes Parks
Automotive Body Shop
Freestanding Vending Machines
Light Industry with Retail Sales
Mini-Storage
Repair Outlet with Outdoor Storage
Retail Establishments with Outside Display
Utility Staging Yard with Outdoor Storage
Vehicle and Trailer Sales, Rental, Service (New and Used)*
Warehousing
Wrecker Service
Wholesale Establishment
Junk or Salvage Yard
Any commercial structure of less than 500 square feet

*The indoor detailing of trucks and vehicles in an enclosed structure is excluded from this use. Such operations shall not be visible from the front of the property to be considered indoor.